



# Historic Landmarks Commission Training: Average Unit-Size Density (AUD) Incentive Program Part 2



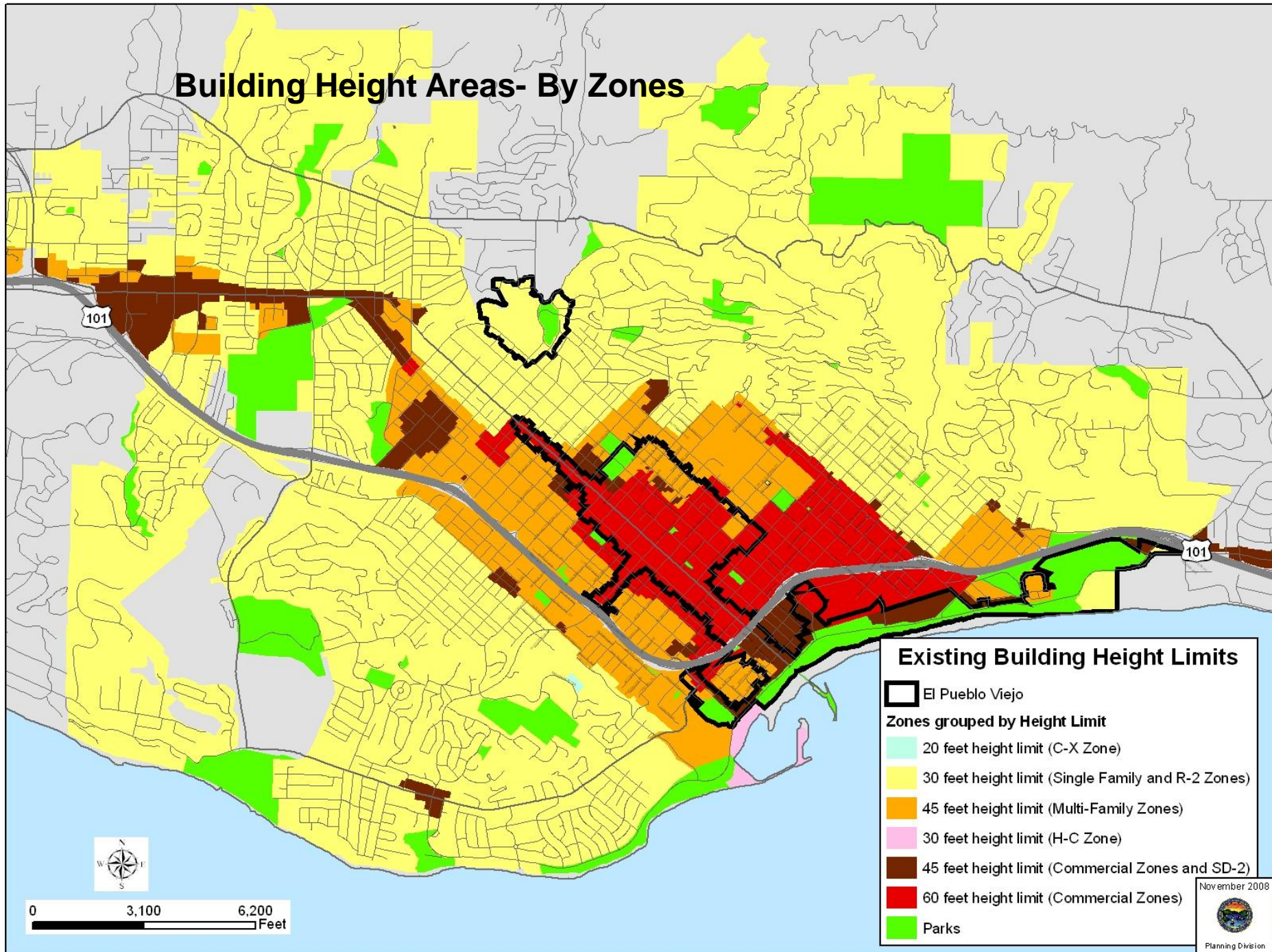
Planning Division  
Community Development Department  
November 6, 2013

# Review of Part 1 Training on AUD Program

- ◆ HLC purpose, functions, goals, objectives in design review process
- ◆ Common design issues
- ◆ HLC purview authority
- ◆ PC role - differences
- ◆ Examples of larger projects



# Building Height Areas- By Zones





# Building Height Over 45'

## Building Height Review Process:

- ◆ Community Benefit Projects
  - Conceptual design review
  - PC approves building height over 45'
    - Making findings
    - Decision appealable to City Council
  - Returns to decision-making body for approval



# AUD Program Objectives

- ◆ Encourage Smaller Unit Sizes & Buildings
- ◆ Locate Housing Near Commercial Uses
- ◆ Produce Long-Term Priority Housing





# AUD Program

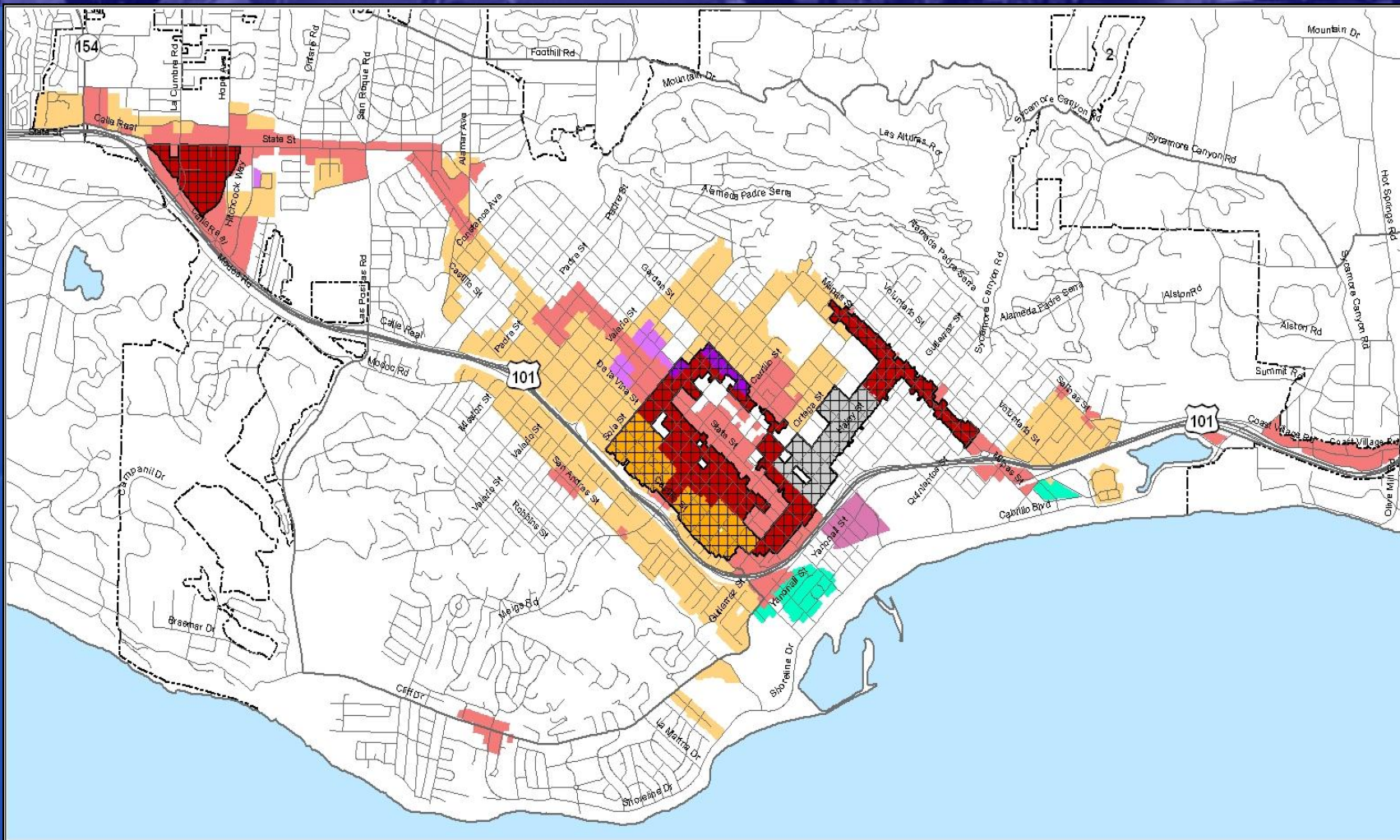
- ◆ AUD Ordinance effective on August 30, 2013
- ◆ New SBMC Chapter 28.20
- ◆ Trial Period: 250 units or eight years
  - 250 units in High Density or Priority Housing Overlay
  - Capital “A” affordable units not counted
- ◆ Suspends Variable Density Provisions



# Permitted Zones

- ◆ Residential:
  - R3 & R4
- ◆ Commercial:
  - HRC-2, R-O, C-P, C-L, C-1, C-M, & O-C
- ◆ Overlay Zones:
  - S-D-2 & S-D-3

# Average Unit-Size Density Program







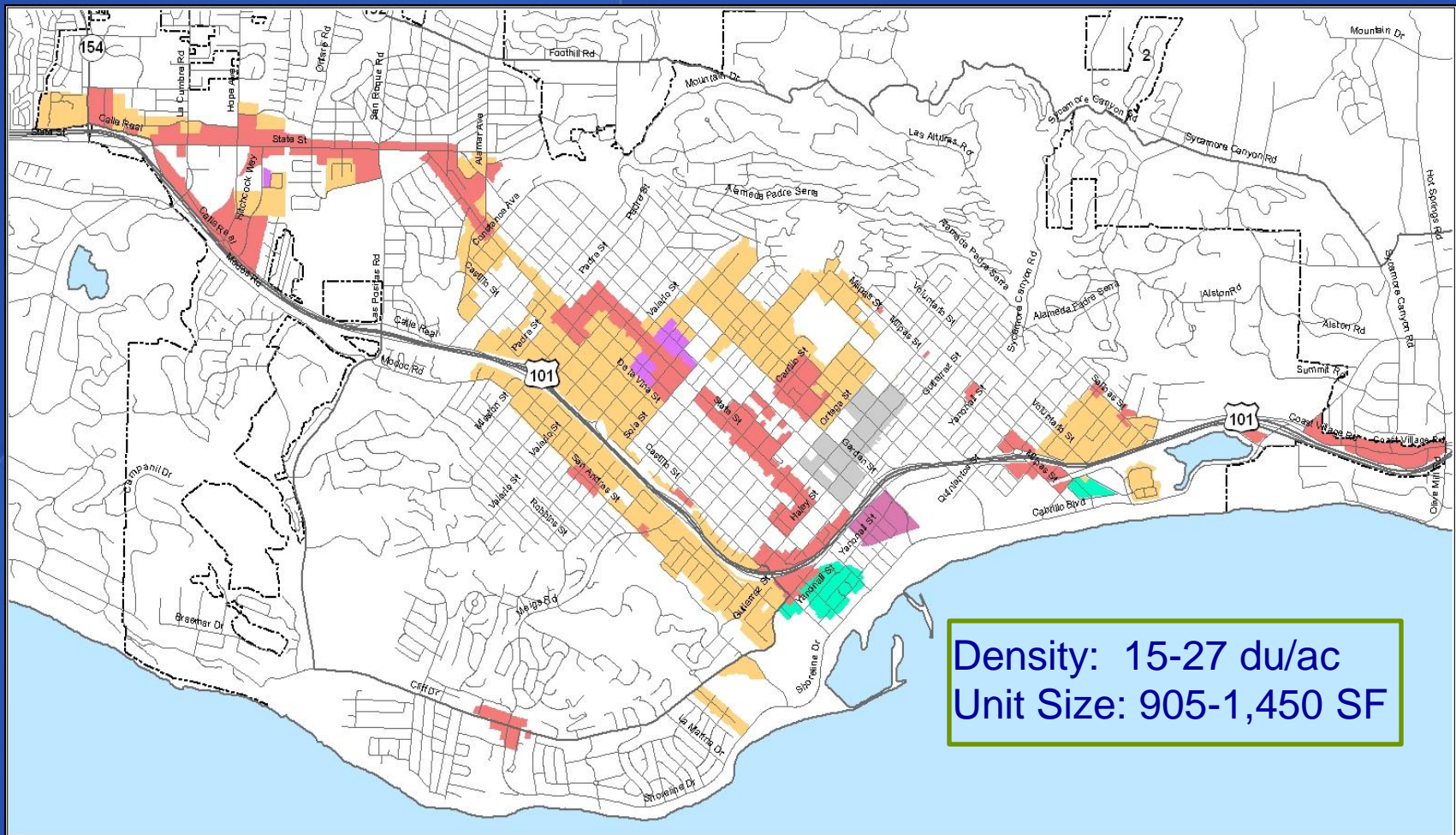
# AUD Program Density Tiers

- ◆ Medium-High Density
  - 15 – 27 du/ac
- ◆ High Density
  - 28 – 36 du/ac
- ◆ Priority Housing Overlay
  - 37 – 63 du/ac

## Average Unit-Size Density (AUD) Incentive Program Table

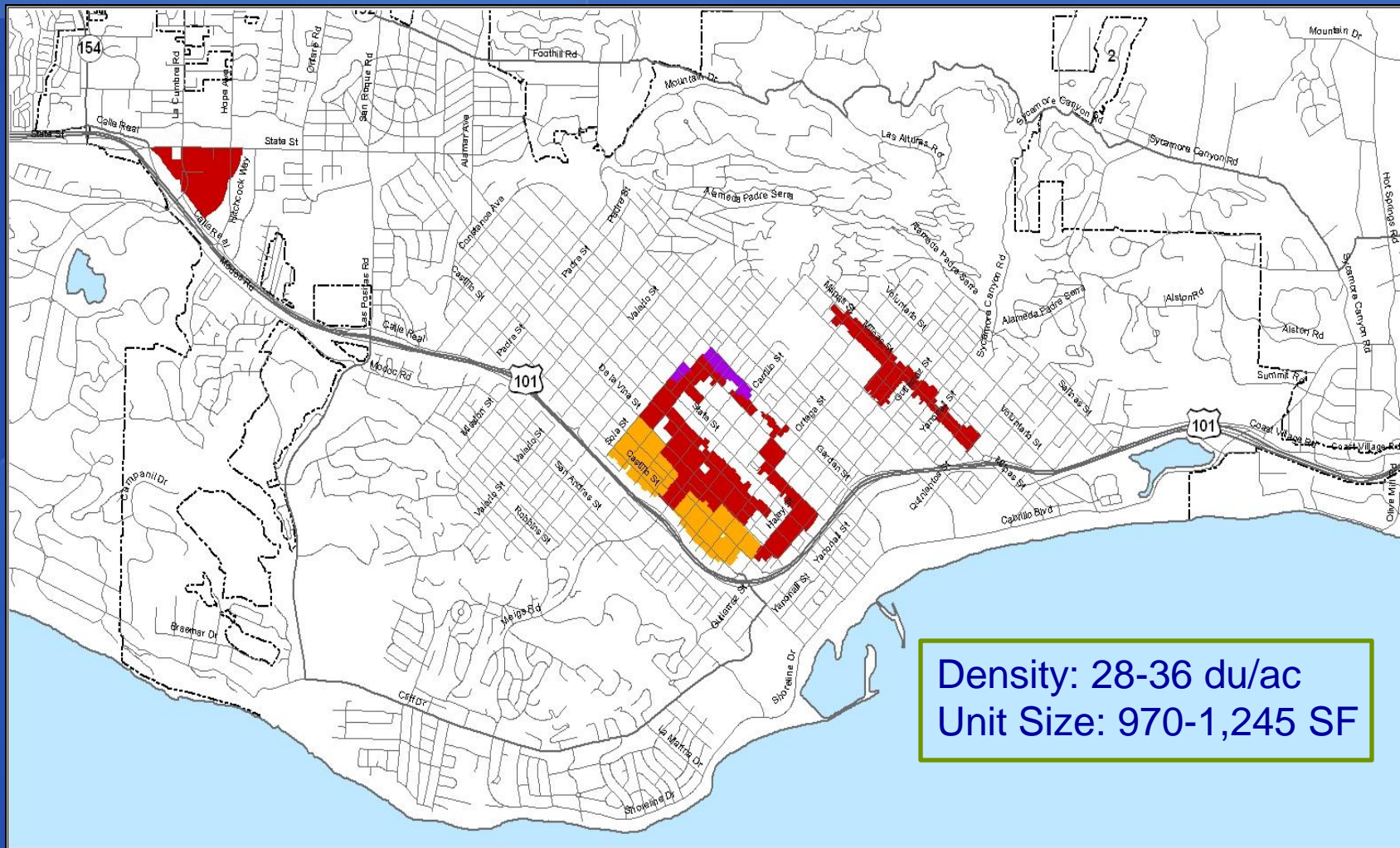
Medium-High Density (15-27 du/ac)		High Density (28-36 du/ac)		Priority Housing Overlay (37-63 du/ac)	
Maximum Average Unit Size SF	Density du/ac	Maximum Average Unit Size SF	Density du/ac	Maximum Average Unit Size SF	Density du/ac
1,450	15	1,245	28	970	37
1,360	16	1,200	29	970	38
1,280	17	1,160	30	970	39
1,210	18	1,125	31	970	40
1,145	19	1,090	32	970	41
1,090	20	1,055	33	970	42
1,040	21	1,025	34	970	43
1,005	22	995	35	970	44
985	23	970	36	970	45
965	24			970	46
945	25			970	47
925	26			970	48
905	27			969	49
				960	50
				941	51
				935	52
				917	53
				901	54
				896	55
				880	56
				874	57
				859	58
				845	59
				840	60
				827	61
				825	62
				811	63

# Medium-High Density

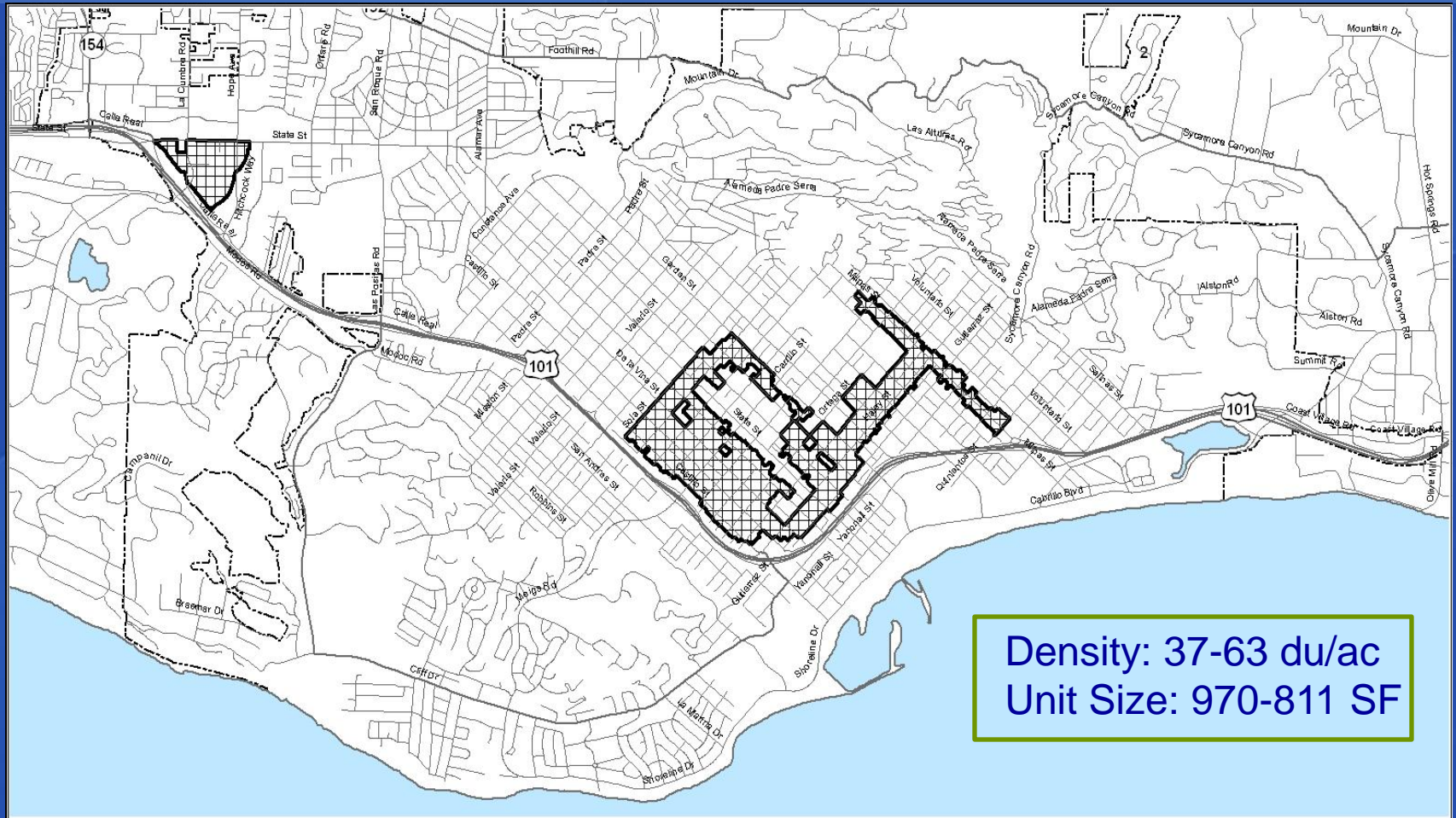




# High Density



# Priority Housing Overlay







# Development Standards



Zone	Proposed AUD Setbacks	Existing Front Setback	Existing Interior Setback Adjacent to Nonresidential	Existing Interior Setback Adjacent to Residential
<b>R-O</b>	<ul style="list-style-type: none"> <li>• <b>Front</b> <ul style="list-style-type: none"> <li>- 5' variable</li> </ul> </li> <li>• <b>Interior</b> (adj. to res. zone) <ul style="list-style-type: none"> <li>- 6' variable</li> </ul> </li> <li>• <b>Interior</b> (adj. to non- res. zone) <ul style="list-style-type: none"> <li>- No setback</li> </ul> </li> </ul>	1 & 2 story = 10' 3 stories = 15'	1 & 2 story = 6' 3 stories = 10'	All buildings = 10' or ½ building height, whichever is greater
<b>C-P</b>	Same as above	All buildings = 10'	Mixed Use = None All Res. = R3/R4	Same as above
<b>C-L</b>	Same as above	All buildings = 10'	Mixed Use = None All Res. = R3/ R4	Same as above
<b>C-1</b>	Same as above	All buildings = 10'	Mixed Use = None All Res. = R3/R4	Same as above
<b>C-2</b>	Same as above*	Mixed Use = None All Res. = R-3/R-4	Mixed Use = None All Res. = R3/R4	Same as above
<b>C-M</b>	Same as above*	Mixed Use = None All Res. = R-3/R-4	Mixed Use = None All Res. = R3/R4	Same as above
<i>* No front setback for lots on State Street between Montecito and Sola Streets and first blocks east and west crossing State Street between and including Montecito and Sola Streets.</i>				

Zone	Proposed AUD Setback*	Existing Front Setback	Existing Interior Setback Adjacent to Nonresidential	Existing Interior Setback Adjacent to Residential
S-D-2	<ul style="list-style-type: none"> <li>• <b>Front Setback:</b> - 10' (non-variable)</li> <li>• <b>Interior Setback:</b> (adjacent to residential zone) - 6' variable</li> <li>• <b>Interior Setback:</b> (adjacent to nonresidential zone) - No setback</li> </ul>	1 story $\leq$ 15' high = 10' 1, 2 or 3 story $>$ 15' high = 20'	As required by base zone	As required by base zone

*\*Projects developed with market rate ownership units on lots designated Medium-High Density within the S-D-2 overlay zone shall apply with the S-D-2 zone front setback standards.*

Zone	Proposed AUD Distance Between Buildings Standard	Existing Distance Between Buildings Standard
R3, R4	10' distance between main buildings on same lot	15' distance between main buildings on same lot; 10' distance between one-story building to another one-story
C-P, C-L, C-1, C-2, C-M	Same as above	Same as above
S-D-2	<b>High Density</b> Rental: AUD standard  <b>Medium-High Density</b> Rental: AUD standard Market Ownership: As required by zone	Same as above
HRC-2, O-C	10' distance between main buildings on same lot	None
R-O	10' distance between main buildings on same lot	None



<b>Proposed AUD Open Space Method A (Comm. Zones)</b>	<b>Existing Open Space Method A</b>	<b>Proposed AUD Open Space Method B (Comm. Zones)</b>	<b>Existing Open Space Method B</b>
<ul style="list-style-type: none"> <li>• <b>Private Outdoor Living Space</b> - For each unit</li> <li>• <b>Open Space</b> - Not required</li> <li>• <b>Common Open Area</b> - Min. dimension of 15' x 15'</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Private Outdoor Living Space</b> - For each unit</li> <li>• <b>Open Space</b> - 10% on grade</li> <li>• <b>Common Open Area</b> - Min. dimension of 15' x 15'</li> </ul>	<ul style="list-style-type: none"> <li><b>15% Common Open Space Area</b> - On grade or <u>any</u> floor</li> <li>- Can be provide in multiple locations</li> <li>- At least one location must be 20' x 20'</li> </ul>	<ul style="list-style-type: none"> <li><b>15% Common Open Space Area</b> - Must be on grade</li> <li>- Can be provide in multiple locations</li> <li>- At least one location must be 20' x 20'</li> </ul>

**DEVELOPMENT STANDARDS FOR AUD PROGRAM**

Zone	Setbacks	Open Space	Building Separation	Parking	Number of Stories
<b>R-O, C-P, C-L, C-1, C-2, C-M</b>	<b>AUD Standard:</b> <b>Front Setback</b> – 5 feet variable <b>Interior (Adj. to Residential Zone)</b> – 6 feet variable <b>Interior (Adj. to Nonresidential Zone)</b> – No setback	<b>AUD Standard:</b> <b>Method A</b> Private Outdoor Living Space Common Open Area <b>Method B</b> 15% outdoor living space on grade or <u>any</u> floor of building	<b>AUD Standard:</b> 10 foot distance between main buildings on same lot	<b>AUD Standard:</b> <ul style="list-style-type: none"> <li>1 space/unit minimum</li> <li>No guest parking</li> <li>1 bicycle parking/unit minimum, covered and secured</li> </ul>	<b>AUD Standard:</b> Four stories, not to exceed 45 feet in height
<b>HRC-2, O-C</b>	As required by base zone	AUD standard	AUD standard	AUD standard	AUD standard
<b>S-D-2 (Commercial Zones)</b>	<b>AUD Standard:</b> <b>Front Setback</b> – 10 feet <b>Interior (Adj. to Residential Zone )</b> – 6 feet variable <b>Interior (Adj. to Nonresidential Zone)</b> – No setback <b>High Density:</b> AUD Standard <b>Medium-High Density:</b> <b>Rental:</b> AUD standard <b>Market Ownership:</b> As required by S-D-2 overlay zone	<b>High Density:</b> AUD Standard <b>Medium-High Density:</b> <b>Rental:</b> AUD standard <b>Market Ownership:</b> As required by base zone	<b>High Density:</b> AUD Standard <b>Medium-High Density:</b> <b>Rental:</b> AUD standard <b>Market Ownership:</b> As required by base zone	<b>High Density:</b> AUD standard <b>Medium-High Density:</b> <b>Rental:</b> AUD standard <b>Market Ownership:</b> As required by base zone	<b>High Density:</b> AUD standard <b>Medium High Density:</b> <b>Rental:</b> AUD standard <b>Market Ownership:</b> As required by S-D-2 overlay zone
<b>R-3/R-4</b>	<b>Front Setback</b> One or two story buildings – 10 feet Three or more story buildings: - Ground floor portions= 10 feet - Second story portions = 10 feet - Third+ story portions = 20 feet <b>Interior Setback</b> One or two story buildings – 6 feet Three or more story buildings: - Ground floor portions = 6 feet - Second story portions = 6 feet - Third+ story portions= 10 feet <b>Rear Setback</b> - Ground floor portions = 6 feet - Second story portions = 10 feet - Third+ story portions = 10 feet <b>Market ownership projects in S-D-2: apply S-D-2 overlay zone setback</b>	As required by base zone	AUD standard <b>R3/R4/S-D-2:</b> <b>Rental:</b> AUD standard <b>Market Ownership:</b> As required by base zone	AUD standard <b>R3/R4/S-D-2:</b> <b>Rental:</b> AUD standard <b>Market Ownership:</b> As required by base zone	AUD standard <b>R3/R4/S-D-2:</b> <b>Rental:</b> AUD standard <b>Market Ownership:</b> As required by S-D-2 overlay zone

*Note: No front setback for lots on State Street between Montecito and Sola Streets and first blocks east and west crossing State Street between and including Montecito and Sola Streets.*

# Proposed Review Changes for AUD Projects

- ◆ Case planner staffing assistance at Design Review
- ◆ Request projects go thru PRT for coordinated reviews by City departments
- ◆ Provide staff report and recommendation to DR Boards on PC referral option
- ◆ PC referrals for comments only- no PC action



The background of the slide features a blue-tinted photograph. On the left, two cyclists are riding past a sign that reads 'MISSION'. In the center, there is a large, historic mission building with multiple towers and arches. On the right, another building with arches is visible, with a sign that partially reads 'LOPEZ TREATY'.

# Next Steps

- ◆ Complete training at ABR and HLC and get input
- ◆ Have discussions at PC and City Council
- ◆ Implement review and process changes